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From: McLemore, Cyrell (FTA)
Sent: Tuesday, December 22, 2015 4:19 PM
To: Brookins, Kelley (FTA) <kelley.brookins@[REDACTED]>
Cc: Wheeler, William (FTA) <William.Wheeler@[REDACTED]>; Arkell, Reginald (FTA) <reginald.arkell@[REDACTED]>; Loster, Kathryn (FTA) <kathryn.loster@[REDACTED]>; Gayle, Kimberly (FTA) <Kimberly.Gayle@[REDACTED]>; Bains, Rabinder (FTA) <Rabinder.Bains@[REDACTED]>; Hall, Christopher (FTA) <christopher.hall@[REDACTED]>; Ciavarella, Jason (FTA) <jason.ciavarella@[REDACTED]>
Subject: Mayor Coleman Meeting with Matt Welbes
Importance: High

Kelley-

Good Day. In preparation for Matt's discussion with Mayor Coleman, below is an update on FTAs discussions with the MC regarding the property located on 400 Snelling Avenue North, in St. Paul, MN.

- On October 22nd, the MC submitted a request to the FTA for shared/incidental use of 400 Snelling Avenue North wherein it would lease the property to the City to build a MLS soccer stadium on the 10-acre site, which has been used as a temporary staging and storage area since 2001.
- On November 3rd, the Region and FTA HQ (Kimberly Gayle, Rabinder Bains and Christopher Hall) conducted a teleconference regarding the proposed project, potential actions and the Region's determination.
- On November 6th, Kimberly Gayle provided comments on MC proposal, by email. Kimberly stated that the Joint Development (Circular 7050.1) provides more detailed guidance on Incidental Use.

"Page IV-6 for examples of incidental

uses of FTA-assisted real property under (2). Most notably see the statement: 'incidental uses are not a capital project, but instead may complement, support, or enhance the existing project.' "

- On November 11th, the Region held a conference call with MC to inform them that the proposed project *does not* meet the incidental use guidelines based on the following (an email to MC was forwarded after the call):

Circular 5010 defines incidental use as the following:

Incidental Use of Project Property and Equipment: The authorized use of real property and equipment acquired with FTA funds for purposes of transit service but *which also has limited non-transit use due to transit operating circumstances*. Such use must be *compatible with the approved purposes of the project* and not interfere with intended public transportation uses of project assets.

The site has been vacant since 2001 and used for storage since then. MC states that leasing the property would enable continuing control of the property for safety and operational efficiency, but currently, there is no 'transit service' or active "transit purpose" on site. The northwest corner of the vacant site being 770-930 feet from the platforms of the Snelling Avenue LRT Station on the Green Line would not be considered as a transit nexus for the purposes of incidental use. Additionally, a soccer stadium built to seat 18,000-20,000 would not constitute a "limited" authorized non-transit use for incidental use. Regarding enhancing system ridership, the stadium provides great potential for an increase in ridership due to the parcel's proximity to the Green Line and BRT Station; ownership or real estate

agreements for the parcel would not affect this.

- On November 11th, the MC stated that they would go back and review their proposed project to see how it could fit within FTA guidelines (e.g. incidental use, joint development, etc.)
- On December 21st, the Region received a preliminary Joint Development application for the parcel. The JD application is currently under review.

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The challenge of leadership is to be strong, but not rude; be kind, but not weak; be bold, but not bully; be thoughtful, but not lazy; be humble, but not timid; be proud, but not arrogant; have humor, but without folly. - Jim Rohn

From: Brookins, Kelley (FTA)
Sent: Tuesday, December 22, 2015 3:14 PM
To: Wheeler, William (FTA); McLemore, Cyrell (FTA); Arkell, Reginald (FTA); Loster, Kathryn (FTA)
Subject: Mayor Coleman Meeting with Matt Welbes

Greetings,

As discussed, please provide me with an update in order to brief Matt in advance of his discussion with Mayor Coleman.

Again, I apologize for the abbreviated timeframe for submission of COB today.

Thank you,

Kelley Brookins
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