



STPAUL.GOV

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL**

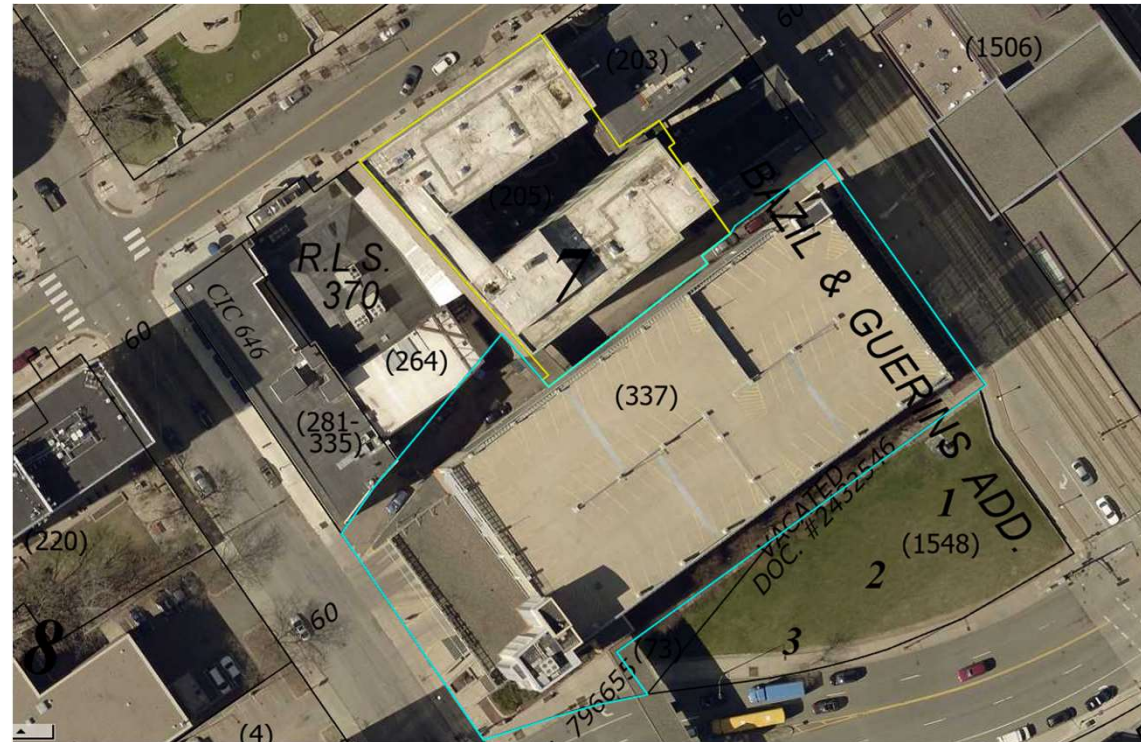
World Trade Center Ramp Easement

475 Cedar Street



WTC Ramp

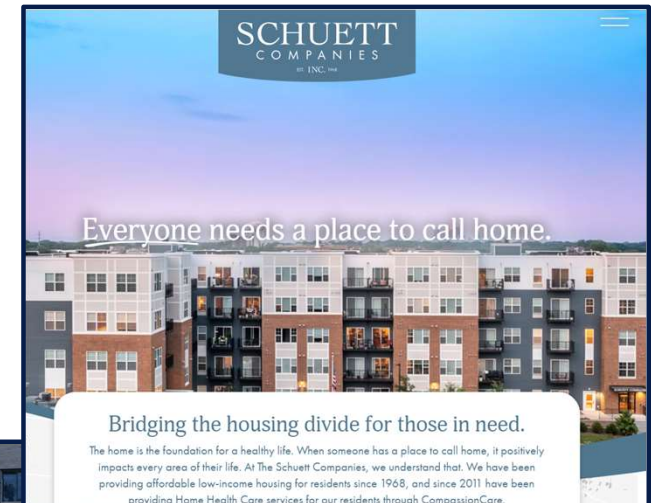
- Located at 475 Cedar St.
- Owned by the HRA
- Property includes
 - All alley access at Wabasha St.
 - Portion of alley
 - Partial alley access at Cedar St.





2023 Central Towers Request

- Request for easement received October 2023
- Purchaser's title work showed no official right of access via alley to back of Central Towers building
- Staff research showed an easement with Central Towers from 1997 which had expired





2023 Central Towers Request



- Central Towers request:
 - Access Easement
 - In-Line Parking Easement
- HRA request in exchange:
 - Reciprocal Access Easement
 - Reduce from 12 to 6 spaces in WTC Ramp
 - Maintenance responsibilities



2019 MPR Easement

- HRA approved similar easement with Minnesota Public Radio (MPR) (now owned by Exchange Street Holdings LLC) for Fitzgerald Theater property on February 27, 2019





Additional Information

- City Attorney's Office
 - Mutual indemnification – each party will indemnify the other for anything arising from their own use – is reasonable given mutual granting of easements and limited risk involved
- Parking Manager & Parking Operator
 - There have been no issues with in-line parking in the alley along the WTC Ramp but we should have an agreement in place
- Fire Department:
 - Familiar with area, hasn't been an issue, and no problem with the draft easement as written



Questions?