

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

REPORT TO THE COMMISSIONERS

DATE: FEBRUARY 27, 2019

**REGARDING: APPROVING AND AUTHORIZING THE EXECUTION OF EASEMENT
AGREEMENT WITH MINNESOTA PUBLIC RADIO FOR THE
FITZGERALD THEATRE AT 475 CEDAR ST, DISTRICT 17, WARD 2**

Requested Board Action

Authorization to execute an easement agreement with Minnesota Public Radio for the Fitzgerald Theater property to access the alley north of the World Trade Center Ramp and extinguish existing easements on the World Trade Center property

Background

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) owns the parking ramp at 475 Cedar Street in Saint Paul (“World Trade Center Ramp”). Minnesota Public Radio (“MPR”) owns an adjacent theater building at 10 Exchange Street East (“Fitzgerald Theater”). The Fitzgerald Theater property had access rights from the rear of the building to a public street that were granted in easements from 1902 and 1909. The HRA constructed the World Trade Center Ramp in the 1980’s through the easement area where the Fitzgerald Theater has access rights. The HRA provided alternative access to the Fitzgerald Theater through an alley on HRA property, which to date has not been documented with an easement, and the 1902 and 1909 easements are still recorded on the World Trade Center Ramp property. MPR has requested the HRA document the current access with an easement and in exchange would extinguish access rights documented in the 1902 and 1909 easements on the World Trade Center Ramp property. HRA staff has drafted an easement agreement substantially in the form attached to this report that provides the access and use of the alley required for MPR’s operation of the Fitzgerald Theater, and memorializes maintenance and operations of the alley. MPR will be responsible for the costs to operate, maintain, and repair the alley aside from damage caused by the HRA. The easement agreement also preserves the rights of the HRA to use the alley to undertake maintenance of the World Trade Center Ramp as needed.

Budget Action

N/A

Future Action

N/A

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

N/A

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

Ability to maintain economic viability of a private business operation.

Statement of Chairman (for Public Hearing)

N/A

Recommendation:

Executive Director recommends approval.

Sponsored by: Commissioner Rebecca Noecker

Staff: Andrew Hestness 266-6577

Attachments

- **Map**
- **Easement Area**
- **Easement Agreement**
- **District 17 Profile**