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**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.

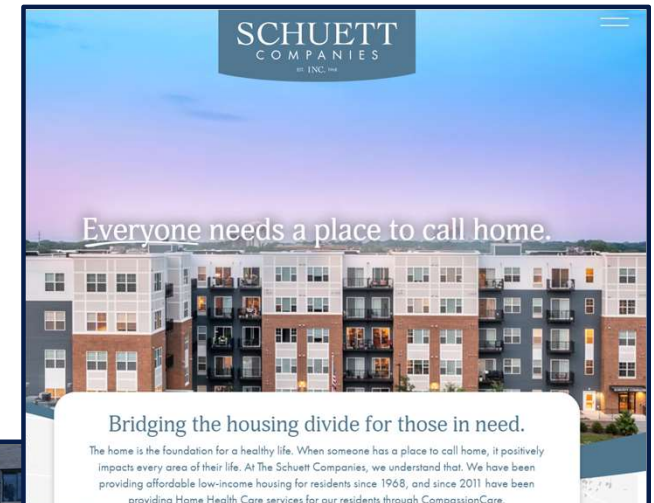






## 2023 Central Towers Request

- 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?**