

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

**REPORT TO THE COMMISSIONERS**

**DATE: JANUARY 22, 2025**

**REGARDING: RESOLUTION AUTHORIZING A RETAIL MANAGEMENT  
AMENDMENT TO THE PARKING OPERATION AND MANAGEMENT  
AGREEMENT AT LAWSON MUNICIPAL RAMP AT 10 W. 6TH  
STREET**

**Requested Board Action**

Approve and authorize staff to prepare and execute a corrective amendment to the parking ramp operating agreement with Victory Parking, LLC that clearly outlines their retail management responsibilities and updated fees.

In no event shall any modifications eliminate any existing right of the HRA to terminate any of the Ramp Agreements upon 30 days' notice from the HRA to an operator.

**Background**

The HRA owns the Lawson Parking ramp and Retail space, which has been operated by Victory Parking Inc, since 2000. Victory has recently requested an increase in their original annual retail management fee, which was \$17,400.00 to \$20,000.00. PED leadership has approved this increase.

During the amendment drafting process, staff discovered conflicting documents and unsigned amendments to the current Parking Agreement that are irrelevant to the current parking and retail management operations. Staff recommends that the Executive Director of the HRA be authorized to execute a corrective amendment to the current parking agreement (scheduled to expire Dec 31, 2025) that will nullify old agreements that are irrelevant to the existing agreement; include retail management as part of Victory's managerial responsibilities and increase their annual management fee from \$17,400 to \$20,000 until the Parking Agreement expires.

**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:**

The ownership and operation of the Lawson retail space under the parking ramp agreements improves the tax base, improves the financial stability of the community, and creates jobs for low- and moderate-income persons.

**Statement of Chairman (for Public Hearing) N/A** – No public hearing.

**Recommendation:**

The HRA Executive Director recommends approval of the attached resolution which approves the amendment for retail management between Victory Parking, Inc. and the HRA.

**Sponsored by: Rebecca Noecker**

**Staff:** Rachael Weiker, 651.266.6571