

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

REPORT TO THE COMMISSIONERS

DATE: JULY 17, 2024

REGARDING: RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN EASEMENT AGREEMENT WITH CENTRAL TOWERS LIMITED PARTNERSHIP AT 475 CEDAR STREET; DISTRICT 17, WARD 2

Requested Board Action:

Approval of and authorization to execute an easement agreement with Central Towers Limited Partnership for the Central Towers Parcel at 20 Exchange Street E. for access and in-line parking in the alley north of the World Trade Center parking ramp at 475 Cedar Street and several parking spaces in the ramp.

Background

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) owns the World Trade Center parking ramp at 475 Cedar Street in Saint Paul (“WTC Ramp”). The HRA constructed the WTC Ramp in the 1980s and said property includes the alley access driveway to and from Wabasha Street and a portion of the alley access to and from Cedar Street.

Central Towers Limited Partnership (“Central Towers”) owns an adjacent building at 20 Exchange Street East (“Presbyterian Homes”). Presbyterian Homes has loading docks and employee parking at the rear of its building and in the alley between the WTC Ramp and Presbyterian Homes. Central Towers is in the process of selling and as part of its title examination process has identified the need for documented access to and from the rear of its building and to retain the employee parking in the alley and has requested the HRA grant an access and in-line parking easement for these purposes.

Staff, together with the City Attorney’s Office, drafted an easement agreement substantially in the form attached to this report that provides for the access and use of the alley required for the operation of Presbyterian Homes by Central Towers and its successors as well as several parking spaces in the WTC Ramp. The easement agreement also memorializes maintenance and repair obligations. Specifically, Central Towers will be responsible for maintenance and repair, aside

from damage caused by the HRA, of the in-line parking easement and reciprocal easement. With respect to the access easement, maintenance and repair obligations are the responsibility of Minnesota Public Radio (“MPR”) pursuant to a 2019 easement between HRA and MPR. Should that 2019 easement terminate, Central Towers will be responsible for maintenance and repair of the access easement. The HRA’s granting of the easement agreement also preserves the rights of the HRA to use a portion of the alley within the Central Towers Parcel to undertake maintenance of the WTC Ramp as needed. The HRA would be granting the easement to support a property sale. The easement will be recorded to ensure it is effective against the purchaser of the property.

The easement does include mutual indemnification language obligating the HRA to indemnify Central Towers for any damage caused by the HRA or its employees. Central Towers has a mutual indemnification obligation to indemnify the HRA for any damage caused by Central Towers or its employees. Staff recommends approval of the easement with indemnification because of the reciprocal nature of the access easement and the low level of risk.

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:

The Executive Director recommends approval of the easement agreement.

Sponsored by: Chair Rebecca Noecker

Staff: Travis Bistodeau 266-1922 / Jenn Dull 266-8498

Attachments

- **Map**
- **Easement Agreement**
- **D17 Downtown Neighborhood Profile**