

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

REPORT TO THE COMMISSIONERS

DATE: APRIL 28, 2021

**REGARDING: VERIZON LEASE OF SPACE AT ROBERT STREET PARKING RAMP FOR
COMMUNICATIONS EQUIPMENT. ROBERT STREET PARKING RAMP,
95 EAST SEVENTH STREET, DISTRICT 17, WARD 2**

Requested Board Action

Approve lease agreement with Cellco Partnership d/b/a Verizon Wireless (Verizon) for space at the Robert Street Parking Ramp for the purpose of placing and maintaining communications equipment.

Background

Verizon requests to modify and extend an existing lease agreement with the HRA to lease space at the Robert Street parking ramp to upgrade and maintain an antenna and related equipment for communications purposes. Verizon has been leasing this space since 2007. This equipment helps provide 4G and eventually 5G cellular service for downtown Saint Paul and does not interfere in any way with the operation of the ramp.

Lease terms:

Two extension terms of the existing lease agreement have expired. Following the expiration of these two extensions the existing lease agreement specified an annual renewal with a 3% annual increase of lease payment. Verizon requests four additional terms of five years each. Lease payments increase 3% each year for all four extension terms. Monthly lease payments begin May 1, 2021 at \$25,635 per year.

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:

Maintain and extend range of cellular communications for area around Robert Street parking ramp.

Statement of Chairman (for Public Hearing)

“Being duly authorized by the Board of commissioners to conduct this Public Hearing, the hearing is now open. This is a Public Hearing called for the purpose of approving a lease with Cellco Partnership d/b/a Verizon Wireless for a portion of the Robert Street Ramp, located at 95 East Seventh Street in District 17 and owned by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA). The property will be leased so that Verizon can upgrade and maintain an antenna and related equipment for communications purposes for downtown Saint Paul.

Is there anyone who wishes to be heard on this lease? If not, the Chair will declare this Public Hearing adjourned.”

Recommendation:

The HRA Executive Director recommends approval of the attached resolution which approves a lease agreement with Cellco Partnership d/b/a Verizon Wireless for space at the Robert Street Parking Ramp for the purpose of placing and maintaining communications equipment.

Sponsored by: Commissioner Noecker

Staff: Gary Grabko 266-6709