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**Housing and Redevelopment Authority
Department of Planning and Economic Development**

June 11, 2025

Introduction to Pledged Parking Bond Refinancing



Overview for the Parking Fund and Pledged Parking

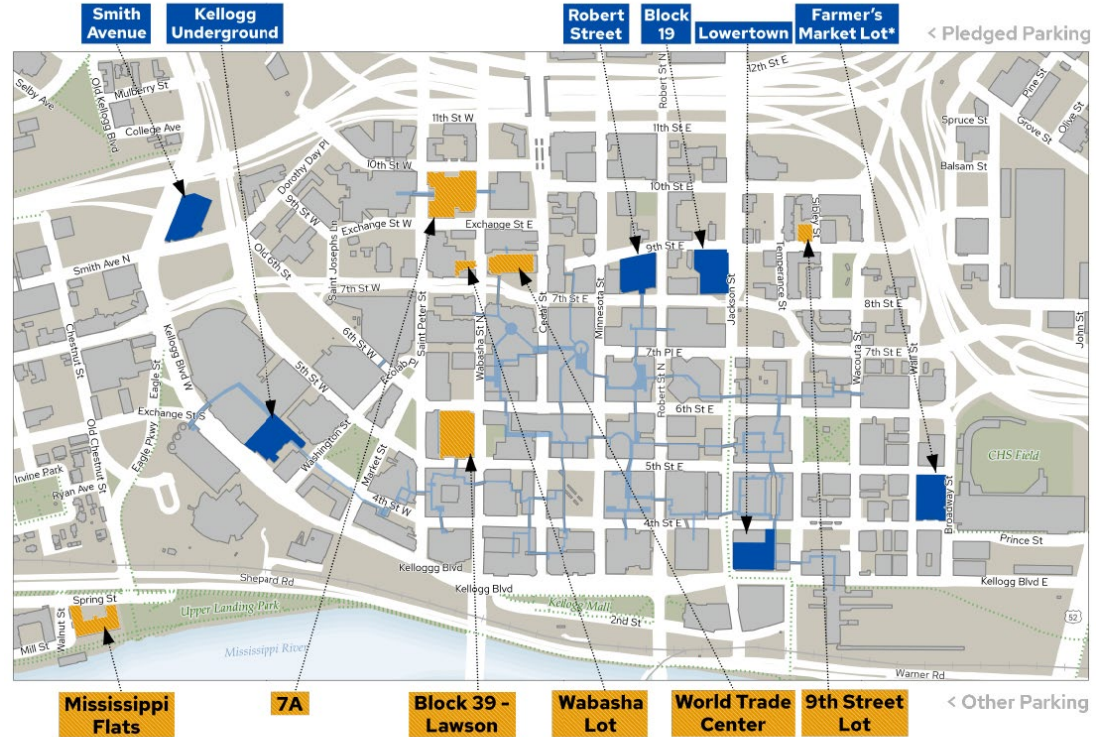
- The HRA Parking System includes publicly owned, privately managed off-street parking facilities in downtown and adjacent areas
- 7,062 parking spaces, approximately 1/3 of downtown off-street parking spaces including City owned Farmer's Market Lot
- HRA has issued Pledged Parking Revenue bonds multiple times over the years, with the existing bonds issued in 2017 (Prior Bonds)
- Net revenues of the parking facilities are pledged to the repayment of the Prior Bonds, along with the first \$3 million of the City's meter and fine revenue through Pledge Agreement (combined as Pledged Revenues)
- Outstanding balance of Prior Bonds is \$19,920,000
- HRA proposes to issue Series 2025 Bonds to refinance the Prior Bonds and adjust the Pledged Parking Facilities to include those shown on the following slide



Map of Parking Ramps and Lots

The map shown here includes the Pledged Parking through the Refinancing

Downtown Area HRA-Owned Parking Facilities | May 2025



DATA CREDITS: St. Paul Enterprise GIS Parcel Polygons; current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons; 2017 Impervious surface dataset; Ramsey County; Water bodies via Minnesota DNR - LHM/DNR GIS USE. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This sharing is not a legally recorded plan. Any official use map or engineering schematic and is not intended to be used as such. ©SAFE 11/30/2025 1:04 PM - DOCUMENT ID#11: C:\Users\jagade\OneDrive\City of Saint Paul\GIS\Development & Mapping - Document\Projects\Downtown\2025\05-21 - Downtown HRA and City-Owned Facilities - 05/20/2025-05-21 - Downtown City - arnold@cityofstpaul.org



Pledged HRA-Owned Parking Facilities

Other HRA-Owned Parking Facilities

Parking Facilities

Owned by City



Overview of the Pledged Parking Facilities

The parking facilities pledged to the repayment of the Series 2025 Bonds include five (5) parking ramps and one (1) surface lot (3,994 total spaces), shown on the prior slide:

- Robert Street Ramp – 880 spaces / Built 1993
- Lowertown Ramp – 910 spaces / Built 1987
- Kellogg Underground Ramp – 428 spaces / Built 1997
- Block 19 Ramp – 1,044 spaces / Built 2004
- Smith Avenue Transit Ramp – 603 spaces / Built 2006
- one surface parking lot (Farmers Market Lot) – 129 spaces/ Built 1981

We are removing the 7A Ramp from the existing pledge positioning it for re-use/redevelopment of the Gallery Towers office building.



Proposed Finance Plan for Refinancing

- The proposal will reduce our annual debt service payment, to align better with the pledged parking net operating income and will remove the 7A Ramp from the existing pledge, positioning it for re-use/redevelopment of the Gallery Towers office building.
- We will extend the final maturity ten years (to 8/1/2045)
- A portion of the bonds will be sold as taxable bonds to allow long-term contracts in the Robert Street Ramp
- The proposed principal amount to be issued is \$16,230,000, as follows:
 - \$15,435,000 – Tax Exempt Series 2025A
 - \$795,000 – Taxable Series 2025B
- Proceeds from the sale of the Series 2025 Bonds will be used to refinance the Prior Bonds, deposit funds to the Reserve Account and pay the costs to issue the bonds



Proposed Finance Plan for Refinancing

- Refinancing will reduce the annual debt service to align with the NOI
- City will continue to pledge meter and fine revenue, the first \$3 million per year (the “Pledge Agreement”)
- The meter and fine revenue is used to market the Series 2025 Bonds and achieve the expected A+ credit rating from S&P Global
- In February 2025, S&P Global affirmed our A+ credit rating and identified the strong liquidity in the fund and the strength of the Pledged Revenues (NOI plus meter and fine revenue)
- See proposed sources and uses



Proposed Finance Plan for Refinancing – Sources/Uses

Sources		Uses	
Principal Amount, Series 2025A	\$15,435,000	Deposit to 2017 Refunding Escrow	\$20,260,822
Principal Amount, Series 2025B	795,000	Deposit to Series 2025 DSR Fund	1,305,552
Net Premium Series 2025A Bonds	804,781	Cost of Issuance/Rounding	236,471
Prior Bonds Funds	4,878,790	Underwriter's Discount	110,726
	\$21,913,571		\$21,913,571



Proposed Finance Plan for Refinancing

- Finance team includes Piper Sandler as Underwriter, Ballard Spahr as Bond Counsel, and PFM Financial Management as our municipal advisor
- HRA resolution will set parameters for the refinancing, including:
 - Maximum aggregate principal of \$19,000,000
 - A not to exceed interest cost of 5.50%*
 - A Pricing Committee will determine final structure of the bonds
 - Pricing Committee includes the following or their designee:
 - ❖ HRA Executive Director
 - ❖ HRA Chief Financial Officer
 - ❖ HRA Debt Manager
 - ❖ City Treasurer
 - ❖ With consultation from PFM

* All In True Interest Cost (All-In TIC)



Next Steps

- The HRA will consider two resolutions on June 18, as follows:
 1. A General Bond Resolution, approved first, to establish terms that apply to all bonds including additional bonds
 2. A First Supplemental Resolution, approved second, to establish terms that apply only to the Series 2025 Bonds
- The City Council will consider a resolution on June 18 as well to approve the Pledge Agreement and other agreements pertaining to the transaction
- After adoption of resolutions, the following steps occur:
 - i. offering document will be distributed to the bond market
 - ii. pricing of the bonds will be determined
 - iii. notice to holders of Prior Bonds
 - iv. closing anticipated around July 9



Questions?