



Legislation Text

File #: RES 19-911, **Version:** 1

Authorizing execution of a Parking Lot License Agreement between the City of Saint Paul, Catholic Charities, and Assumption Catholic Church for the construction, operation and maintenance of a parking lot within city right-of-way adjacent to Catholic Charities' Dorothy Day Opportunity Center.

WHEREAS, Catholic Charities of the Archdiocese of Saint Paul and Minneapolis, ("Catholic Charities") is the developer of Higher Ground Saint Paul, consisting of 193 units of affordable permanent housing, and Opportunity Center, consisting of 177 units of affordable permanent housing, located in Downtown Saint Paul; and

WHEREAS, there is dedicated City public right-of-way on land adjacent to the Opportunity Center development which is bordered by North Exchange Street, Saint Joseph's Lane and Seventh Street West (the "City Parcel"), and

WHEREAS, Assumption Catholic Church ("Assumption Church"), located across Saint Joseph's Lane from the City Parcel, has an underlying fee interest in a portion of the City Parcel, and its members and attendees have historically parked within the City Parcel for church worship and events; and

WHEREAS, Catholic Charities and Assumption Church have requested from the City of Saint Paul ("City") a Parking Lot License Agreement, attached hereto as Exhibit A ("License Agreement"), to permit Catholic Charities to construct, operate and maintain a surface parking lot within the City Parcel, which includes the following key provisions:

- Parties - City, Catholic Charities, Assumption Church
- Purpose - Construction, operation and maintenance by Catholic Charities of the proposed parking lot on the City Parcel
- Public interest for use of city right-of-way for parking purposes:
 - Provide additional parking for sporting, entertainment and other events hosted by the nearby Xcel Arena or RiverCentre;
 - Provide parking for Assumption Church; and
 - Provide parking for employees of Catholic Charities and visitors and guests to the Higher Ground and Opportunity Center facilities.
- Term - 30 years, with options to extend for four (4) additional 5-year terms
- Estimated cost of the parking lot - \$1,200,000, financed by Catholic Charities
- Fees to City - Annual license fee of \$5,425, increasing 3.0% per year, plus any applicable city taxes, assessments and service charges
- Use Agreement - Separate from the License Agreement Catholic Charities and Assumption Church will enter into a use agreement to permit Assumption Church to use certain parking spaces within the parking lot
- Termination - The City may cancel the License Agreement at any time with one-year's notice, but must pay a termination fee, plus interest, for any unamortized portion of the parking lot development costs within the first 15 years of the License Agreement term

; and

WHEREAS, the City wishes to assist Catholic Charities and Assumption Church in this request and does not wish to delay construction of the proposed parking lot; now, therefore,

BE IT RESOLVED, that the Saint Paul City Council, pursuant to Section 86.03 of the Saint Paul Administrative Code, hereby approves the License Agreement in a form and content substantially as set forth in Exhibit A attached hereto and authorizes the proper City officials to finalize and execute the License Agreement with Catholic Charities and Assumption Church, and to retain the executed document in the Right-of-Way Section of the Department of Public Works.