



Legislation Text

File #: RES 25-145, **Version:** 1

Resolution Authorizing a Retail Management Amendment to the Parking Operation and Management Agreement (Parking Agreement) with Victory Parking, Inc. at Lawson Municipal Ramp at 10 W. 6th Street, Saint Paul, District 17, Ward 2

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) is a public body corporate and politic organized, existing, and operating under the laws of the State of Minnesota, Minn. Stat. Sec. 469.001, et seq. (the “Act”); and

WHEREAS, the HRA has the power to engage in development and redevelopment activities under the Act and when needs cannot be met through reliance solely upon private initiative, which can also be undertaken in targeted neighborhoods, and is authorized to create redevelopment projects as defined in the Act, and said activities include but are not limited to: (a) providing adequate, safe and sanitary dwellings, remedying housing shortages for low and moderate income residents, and providing housing for persons of all incomes through housing projects and development, (b) removing and preventing blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) performing duties according to the comprehensive plan, (e) disposing of land for private redevelopment, and (f) improving the tax base and the financial stability of the community; and

WHEREAS, the HRA owns the parking ramp and retail space at Lawson Municipal Ramp at 10 W. 6th Street, Saint Paul, District 17, Ward 2.

WHEREAS, the ownership and operation of the Lawson Ramp parking and retail facilities improves the tax base, improves the financial stability of the community, and creates jobs for low and moderate income persons; and

WHEREAS, the HRA has entered into a parking management agreement with Victory Parking, Inc. through December 31, 2025; and

WHEREAS, the parking management agreement with Victory Parking has also includes retail management function for an annual fee of \$17,400 that has not changed since 2000 but the documentation for such retail management requires updating; and

WHEREAS, staff from the Department of Planning and Economic Development recommends that the Board of Commissioners of the HRA approve such an amendment to the Parking Management Agreement that are set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

that the HRA hereby approves amending the Lawson ramp Parking Management Agreement with Victory Parking, Inc., under the terms described in the staff report and consistent with the following:

Clarifies that all old iterations of the agreement and their amendments are nullified and superseded by the existing agreement;

Updates the scope of work for retail management;

Increases the annual retail management fee payable to the operator from \$17,400 to \$20,000 starting Jan 1, 2025; and

In no event shall any modifications eliminate any existing right of the HRA to terminate any of this parking ramp operating agreement upon 30 days' notice from the HRA to the operator.

that the HRA hereby approves and authorizes staff, under the direction of the Executive Director, to take all actions necessary to carry out the activities authorized by this Resolution, including finalizing all documents and agreements necessary to effectuate the activities to be undertaken by this Resolution, subject to approval by the City Attorney's Office.

that the only signature that shall be required on any and all documents in connection with this Resolution, subject to approval by the City Attorney's Office, is that of the Executive Director of the HRA who is hereby approved and authorized to execute all said documents and instruments, which shall be sufficient to bind the HRA to any legal obligations therein.

that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the HRA.