

SUBJECT

BOARD RESOLUTION NO. 25-1644

Authorizing Execution of the Third Amended Lease Agreement with the City of Saint Paul for the St. Paul Police Department K-9 Training Facility.

2025 STRATEGIC PLAN GOALS: Stakeholder Understanding and Support

The Board and the City of Saint Paul entered into a lease agreement dated June 27, 1978, allowing the Saint Paul Police Department to construct and maintain a canine training and kennel facility on Board-owned property at the McCarrons Water Treatment Plant.

Since that time, the lease has been amended and extended several times, including:

- 1987 (First Rider): Installation of night lighting.
- 1995 (Amended Lease): Lease term extended to June 26, 2028.
- 1999 (Second Rider): Approval for a canine memorial, building addition, and parking/sidewalk improvements.
- 2009 (Third Rider): Authorization of additional roadway and sidewalk improvements.
- 2020 (Second Amended Lease): Extended lease term to June 27, 2053.
- 2022 (Fourth Rider): Approved building additions and other improvements (not yet constructed).

The building expansion authorized under the 2022 Fourth Rider has not yet been constructed.

SPPD has indicated that those improvements are planned to occur following completion of the parking and retaining wall improvements proposed under this new Third Amended Lease Agreement.

Current Proposal:

SPPD has submitted construction plans for the expansion of parking areas and construction of a retaining wall to improve site circulation, functionality, and safety at the K-9 facility.

SPRWS engineering staff have reviewed the submitted plans and determined that they are consistent with the intended use of the leased premises, provided that all necessary permits, environmental protections, and regulatory requirements are satisfied.

The proposed Third Amended Lease Agreement:

- Grants permission for SPPD to design and construct the proposed improvements;
- Requires compliance with all applicable laws, permits, and environmental standards;
- Calls for due consideration of tree protection, stormwater management, and resource protection; and
- Confirms that all other terms and conditions of the existing lease remain in full force and effect.

Attachments:

1. Resolution – Third Amended Lease Agreement (St. Paul Police Department K-9 Facility)
2. Proposed Third Amended Lease Agreement (Draft dated October 2025)
3. Exhibit E – Construction Plans (Parking Expansion and Retaining Wall Improvements)

RECOMMENDATION

1. Adopt the Resolution authorizing execution of the Third Amended Lease Agreement with the City of Saint Paul; and
2. Authorize the Board President and General Manager to execute the amendment and any related documents on behalf of the Board.