

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 10, 2025

**REGARDING: AUTHORIZING SHORT-TERM EXTENSIONS TO PARKING OPERATION
AND MANAGEMENT AGREEMENTS (COLLECTIVELY, “RAMP
AGREEMENTS”) AT: (I) ROBERT STREET MUNICIPAL RAMP AT 95 E.
7TH STREET; (II) LOWERTOWN MUNICIPAL RAMP AT 316 JACKSON
STREET; (III) LAWSON MUNICIPAL RAMP AT 10 W. 6TH STREET; (IV)
7a rAMP AT 13 WEST EXCHANGE STREET; (V) BLOCK 19 RAMP AT
145 EAST 7TH STREET; and (VI) WTC RAMP AT 477 CEDAR STREET,
IN DISTRICT 17, WARD 2**

Requested Board Action

Approve and authorize staff to prepare and execute amendment agreements that extend the term of each of the below-listed Ramp Agreements through December 31, 2026, and thereafter authorizes that each may be subsequently extended by the Executive Director for additional one-year periods, as needed, without further Board action:

- a. The Parking Operation and Management Agreement for the Lawson Municipal Ramp at 10 W. 6th Street, Saint Paul; and
- b. The Parking Operation and Management Agreement for the Lowertown Municipal Ramp at 316 Jackson Street, Saint Paul; and
- c. The Parking Operation and Management Agreement for the WTC Ramp at 477 Cedar Street, Saint Paul; and
- d. The Parking Operation and Management Agreement for the Robert Street Municipal Ramp at 95 E. 7th Street, Saint Paul; and
- e. The Parking Operation and Management Agreement for the 7A Ramp at 13 West Exchange Street, Saint Paul; and
- f. The Parking Operation and Management Agreement for the Block 19 Ramp at 145 East 7th Street, Saint Paul.

In no event shall any such modifications eliminate any existing right of the HRA to terminate any of the Ramp Agreements upon 30 days’ notice from the HRA to an operator.

Background

The HRA owns the above-described parking ramps, which are operated by certain operators named in the Ramp Agreements. The Ramp Agreements are all scheduled to expire on December 31, 2025. Staff recommends that the Executive Director of the HRA be authorized to enter into term extension modifications for each of the Ramp Agreements to extend the term of each to allow for more time for the HRA to prepare and issue requests for proposal for new operating agreements.

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:

The ownership and operation of the six parking facilities under the Ramp Agreements improves the tax base, improves the financial stability of the community, and creates jobs for low- and moderate-income persons.

Statement of Chairman (for Public Hearing) N/A – No public hearing.

Recommendation:

The HRA Executive Director recommends approval of the attached resolution which approves the amendment extensions between the parking management companies and the HRA.

Sponsored by: Rebecca Noecker

Staff: Gary Grabko 651-266-6709