



Regional Railroad Authority Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

February 18, 2025 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of February 18, 2025 is Presented for Approval** [2025-074](#)
Sponsors: County Manager's Office
Approve the agenda of February 18, 2025.
2. **Minutes from January 28, 2025 are Presented for Approval** [2025-075](#)
Sponsors: County Manager's Office
Approve the January 28, 2025 Minutes.

ADMINISTRATIVE ITEMS

3. **Reinstatement of and First Amendment to Purchase Agreement with Northern States Power Company for Sale of Vacant Regional Railroad Authority Parcels** [2025-051](#)
Sponsors: Property Management
 1. Approve the reinstatement of and amendment to the purchase agreement with Northern State Power Company, 414 Nicollet Mall, 6th floor, Minneapolis, MN 55401, to revive the agreement and extend the inspection period to February 28, 2025.
 2. Authorize the Chair to execute the revival of and amendment to the purchase agreement.

CORRIDOR UPDATES

ADJOURNMENT



Regional Railroad Authority

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2025-074

Meeting Date: 2/18/2025

Sponsor: County Manager's Office

Title

Agenda of February 18, 2025 is Presented for Approval

Recommendation

Approve the agenda of February 18, 2025.



Regional Railroad Authority

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2025-075

Meeting Date: 2/18/2025

Sponsor: County Manager's Office

Title

Minutes from January 28, 2025 are Presented for Approval

Recommendation

Approve the January 28, 2025 Minutes.

Attachments

1. January 28, 2025 Minutes

January 28, 2025 - 9:45 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Regional Railroad Authority met in regular session at 10:51 a.m. with the following members present: Jebens - Singh, Miller, Moran, Xiong and Chair Ortega. Commissioner McGuire was absent. Also present was Ling Becker, County Manager and Kathleen Ritter, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, Miller, Moran, Ortega, and Xiong
Absent: McGuire

1. Agenda of January 28, 2025 is Presented for Approval [2025-024](#)

Sponsors: County Manager's Office

Approve the agenda of January 28, 2025.

Motion by Xiong, seconded by Jebens-Singh. Motion passed.

Aye: Jebens-Singh, Miller, Moran, Ortega, and Xiong

Absent: McGuire

2. Minutes January 7, 2025 are Presented for Approval [2025-025](#)

Sponsors: County Manager's Office

Approve the January 7, 2025 Minutes.

Motion by Xiong, seconded by Jebens-Singh. Motion passed.

Aye: Jebens-Singh, Miller, Moran, Ortega, and Xiong

Absent: McGuire

ADMINISTRATIVE ITEMS

3. Appointments to the METRO Purple Line Bus Rapid Transit Corridor Management Committee [2025-018](#)

Sponsors: Public Works

Appoint Commissioner Mai Chong Xiong as member and Vice-Chair and Commissioner Kelly Miller as member to the METRO Purple Line Bus Rapid Transit Corridor Management Committee for the year 2025.

Motion by Xiong, seconded by Miller. Motion passed.

Aye: Jebens-Singh, Miller, Moran, Ortega, and Xiong

Absent: McGuire

Resolution: [R2025-005](#)

4. Appointments to the METRO Gold Line Corridor Management Committee [2025-023](#)

Sponsors: Public Works

Appoint Commissioner Mai Chong Xiong and Commissioner Kelly Miller to the METRO Gold Line Corridor Management Committee for the year 2025.

Motion by Moran, seconded by Xiong. Motion passed.

Aye: Jebens-Singh, Miller, Moran, Ortega, and Xiong

Absent: McGuire

Resolution: R2025-006

5. Correct Purple Line Task Force and Appointments to Rush Line Task Force [2025-022](#)

Sponsors: Public Works

1. Change the name of the Purple Line Task Force to Rush Line Task Force.
2. Appoint Commissioner Xiong as member and Commissioner Miller as alternate, to the Rush Line Task Force beginning January 15, 2025 and ending on January 14, 2026.

Motion by Moran, seconded by Xiong. Motion passed.

Aye: Jebens-Singh, Miller, Moran, Ortega, and Xiong

Absent: McGuire

Resolution: R2025-007

CORRIDOR UPDATES

Discussion can be found on archived video.

ADJOURNMENT

Chair Ortega declared the meeting adjourned at 10:55 a.m.

Regional Railroad Authority

Request for Board Action

Item Number: 2025-051

Meeting Date: 2/18/2025

Sponsor: Property Management

Title

Reinstatement of and First Amendment to Purchase Agreement with Northern States Power Company for Sale of Vacant Regional Railroad Authority Parcels

Recommendation

1. Approve the reinstatement of and amendment to the purchase agreement with Northern State Power Company, 414 Nicollet Mall, 6th floor, Minneapolis, MN 55401, to revive the agreement and extend the inspection period to February 28, 2025.
2. Authorize the Chair to execute the revival of and amendment to the purchase agreement.

Background and Rationale

Ramsey County Regional Railroad Authority (RCRRA) purchased the Northeast Corridor from Burlington Northern Railroad in 1992. The corridor stretches from Kellogg Boulevard in downtown Saint Paul to Beam Avenue in Maplewood. The property was purchased for future transit use. The property is generally 100 feet wide although it widens and narrows at various points. Near the Bruce Vento Nature Sanctuary, the property is significantly wider than needed for any future transit purposes. RCRRA has no other use of this portion of the property.

Northern States Power Company through their authorized agent Xcel Energy Services, Inc. (Xcel) has an electric substation adjacent to the RCRRA vacant parcels, located at 325 Commercial Street, Saint Paul, MN 55106. Xcel's substation is at capacity in its use of available land. To continue use of the substation and meet the increased demands of downtown customers, Xcel must expand the capacity of the substation following required safety and load requirements. To do so it must expand its footprint. The RCRRA vacant land is the only option for adjacent land.

A purchase agreement with Northern State Power Company for the two noted parcels was executed on August 13, 2024, however the inspection period provided for in the agreement lapsed without Northern State Power Company providing a requisite notice of acceptance of the property, which resulted in the automatic termination of the agreement. Subsequently, the parties have mutually agreed to reinstate the agreement. The amendment will reinstate the agreement and extend the inspection period. Upon receipt of the notice of acceptance, the transaction will occur within 30 days.

County Goals (Check those advanced by Action)

Well-being Prosperity Opportunity Accountability

Racial Equity Impact

The racial equity impact of this action is unknown.

Community Participation Level and Impact

There is no community participation associated with this amendment.

Inform Consult Involve Collaborate Empower

Fiscal Impact

The ultimate disposition of the parcels will result in \$315,000 of revenue. The net revenue at closing will be received in the Ramsey County Regional Railroad Authority tax levy fund.

Last Previous Action

On August 13, 2024, the Ramsey County Regional Rail Authority approved of the disposition of the two vacant parcels, and approved and executed the purchase agreement with Northern States Power Company (R2024-014).

Attachments

1. Reinstatement of and First Amendment to Purchase Agreement

REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AGREEMENT

This REINSTATEMENT OF AND FIRST AMENDMENT TO PURCHASE AGREEMENT (“**Amendment**”) is made effective as of _____, 2025 (“**Effective Date**”), by and between Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota (“**Seller**”) and Northern States Power Company, a Minnesota corporation (“**Purchaser**”).

WHEREAS, Seller and Purchaser entered into a Purchase Agreement effective as of August 13, 2024 (the “**Agreement**”) relating to certain real property located in the City of St. Paul, County of Ramsey, State of Minnesota (as more fully described in the Agreement, the “**Property**”);

WHEREAS, the Agreement automatically terminated pursuant to Section 6 thereof; however, neither Seller nor Purchaser intended the Agreement to terminate, and Seller and Purchaser mutually desire to reinstate the Agreement;

WHEREAS, the parties additionally wish to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants of the parties, plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Purchaser and Seller hereby agree as follows:

1. Terms used in this Amendment and not otherwise defined herein shall have the meanings given to such terms in the Agreement.

2. The Agreement and all of its terms and conditions are hereby reinstated and are in full force and effect, amended only by the amendments thereto that are set forth in this Amendment.

3. The Inspection Period is hereby extended to February 28, 2025.

4. References in the Agreement to causing the Property to be “subdivided”, including, without limitation, in Section 7(d) of the Agreement, are hereby replaced with causing the Property to be approved by the City of St. Paul for the proposed “administrative lot split” of the Property. Similarly, references to the “subdivision” of the Property and “subdivision plat” are hereby replaced with “administrative lot split” and “administrative lot split of the Property”, respectively.

5. Section 29 of the Agreement is hereby deleted in its entirety. The State Rail Bank Loan Agreement has been satisfied in full, and the State Rail Bank Mortgage has been satisfied in its entirety, pursuant to that certain Cancellation of Loan Agreement and Release and Satisfaction of Mortgage dated January 16, 2025 (“**Release**”), which Release shall be recorded in the official real property records of Ramsey County, Minnesota.

6. All terms and conditions of the Agreement not expressly and specifically amended hereby shall remain in full force and effect as if this Amendment had not occurred. In the event of a conflict between this Amendment and the Agreement, the terms and conditions of this Amendment shall govern. All capitalized terms not otherwise defined herein shall have the meaning set forth in the Agreement. This Amendment may be executed in one or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Signature page follows.

IN WITNESS WHEREOF, Purchaser and Seller have executed or have caused this Amendment to be executed as of the day and year first above written.

<p>SELLER: RAMSEY COUNTY REGIONAL RAILROAD AUTHORITY</p>	
<p>By: _____ Rafael E. Ortega, Chair Ramsey County Regional Railroad Authority Date: _____</p>	<p><i>Recommended for Signature</i></p> <p>By: <u><i>Jean Krueger</i></u> Jean Krueger Director of Property Management</p>
	<p><i>Approved as to form:</i></p> <p>By: <u><i>Kathleen Ritter</i></u> Assistant Ramsey County Attorney</p>
<p>PURCHASER: NORTHERN STATES POWER COMPANY, a MINNESOTA corporation</p> <p>By: _____ Print Name: <u>David Berklund</u> Title: <u>RVP of Transmission Operations, Xcel Energy Services, Inc., an authorized agent for Northern States Power Company, a Minnesota corporation</u> Date: _____</p>	